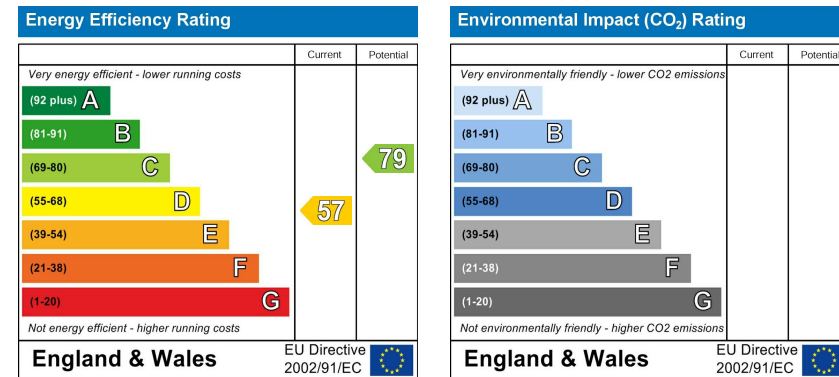


DIRECTIONS

SATNAV: PE30 3XD



NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

VIEWING: If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

MONEY LAUNDERING: Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

PHOTOGRAPHS: Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

IMPORTANT NOTICE: The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order. We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.

"While every care has been taken in the preparation of this brochure, the details contained herein are for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and references to condition are approximate and for general guidance only. The particulars are believed to be correct but their accuracy is not guaranteed.

All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective purchasers are advised to conduct their own surveys and checks to satisfy themselves as to the condition and suitability of the property.

This brochure is not intended to be an offer or solicitation for the sale of the property but rather an invitation to treat. The property is being sold by our client, and Norfolk Property Agents are acting as agents for the seller.

Prospective purchasers should rely on their own enquiries and searches rather than the details contained in this brochure. We endeavour to provide accurate information but do not warrant the accuracy or completeness of the information contained herein.

This disclaimer is subject to the provisions of the Consumer Protection from Unfair Trading Regulations 2008, the Property Misdescriptions Act 1991 (where applicable), and all other relevant UK legislation."

This disclaimer must go on to all probate properties – new and existing:



NORFOLK PROPERTY
AUCTIONS



19 Tyndale North Wootton King's Lynn PE30 3XD

TWO BEDROOM DETACHED HOUSE WITH PRIVATE DRIVEWAY AND GARAGE

King's Lynn

£160,000 Freehold

Telephone: 0800 6546 333

www.norfolkpropertyactions.co.uk

Email: sales@norfolkpropertyactions.co.uk



PORCH

Fitted carpet. Door to entrance and door into lounge.

LOUNGE

Wood effect flooring, window to front and side, stairs to first floor, and feature fireplace.

13'7 x 12'2 (4.14m x 3.71m)

KITCHEN DINER

Range of base, wall and drawer units, with worktop over. Sink with drainer and hot and cold tap over, integrated oven and hob with extractor above, space for fridge freezer and washing machine, storage heater and tiled flooring. Double glazed doors and windows to rear.

12'2 x 8'8 (3.71m x 2.64m)

CONSERVATORY

Tiled flooring, door to side aspect, windows to rear and side overlooking garden.

10'9 x 6'2 (3.28m x 1.88m)

LANDING

Access to loft and fitted carpet.

BEDROOM ONE

Fitted carpet, window to front, and storage heating.

12'2 x 8'7 (3.71m x 2.62m)

BEDROOM TWO

Fitted carpet, window to rear aspect, storage heater, and cupboard housing hot water tank.

12'2 x 8'8 (3.71m x 2.64m)

BATHROOM

Three piece suite comprising of panel bath, pedestal hand wash basin and W.C. Window to side aspect.

7'10 x 4'8 (2.39m x 1.42m)

GARDEN

Driveway to the front creating off road parking. Curved steps to the front entrance door. Side access leads to the rear of the property which is a low maintenance enclosed garden laid to brick weave.

GARAGE

Up and over door to front, and personal door to side. Side access leading to the rear of the property.

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MONEY LAUNDERING: In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all buyers will be required to undergo identification checks via our compliance partner; Hipla. A fee of £30 per client applies.

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** Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £160,000 **

Located on Tyndale, North Wootton, King's Lynn, this delightful semi-detached house offers a perfect blend of comfort and convenience. Built in 1990, the property boasts two well-proportioned bedrooms, making it an ideal choice for small families, couples, or individuals seeking a peaceful retreat.

Upon entering, you will find an inviting reception room that provides ample space for relaxation and entertaining. With the conservatory, these versatile areas can be tailored to suit your lifestyle, whether you envision a cosy living room or a stylish dining space. The layout is designed to maximise natural light, creating a warm and welcoming atmosphere throughout.

The property features a well-appointed bathroom, ensuring that your daily routines are both comfortable and efficient. The enclosed garden offers a private outdoor space where you can unwind, garden, or enjoy al fresco dining during the warmer months.

Additionally, the house benefits from a private driveway and a garage, providing secure parking and extra storage options. This practical aspect is particularly appealing in today's busy world, where convenience is



While every effort has been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, levels and any other such details are approximate and no responsibility is taken for any error or omission or misstatement. This plan is for illustrative purposes only and should be used as a guide to the general arrangement of the property. The services are subject to availability from third parties and are not guaranteed. Made with Mapbox (2023) - 1/1000000



